



City Planning and Development

Development Fee Schedule

VALUE OF CONSTRUCTION

One- and two-family detached dwelling building, mechanical, plumbing, electrical, elevator and fire protection permit fees:

Total Valuation	Fee
\$0 to \$1,000.....	\$48.00
\$1,001 to \$2,000.....	\$54.00
\$2,001 to \$100,000:	
For the first \$2,000.....	\$54.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$100,000.....	\$4.00
\$1,000,001.00 and over:	
For the first \$100,000.....	\$446.00
Plus, for each additional \$1,000 or fraction thereof.....	\$1.30

Building, mechanical, plumbing, electrical, elevator and fire protection permit fees for other than one- and two-family detached dwellings:

Total Valuation	Fee
\$0 to \$500.....	\$48.00
\$501 to \$2,000.....	\$86.00
\$2,001 to \$200,000:	
For the first \$2,000.....	\$86.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$200,000.....	\$12.50
\$200,001 to \$1,000,000:	
For the first \$200,000.....	\$2,561.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$1,000,000.....	\$8.30
\$1,000,001.00 and over:	
For the first \$100,000.....	\$9,201.00
Plus, for each additional \$1,000 or fraction thereof.....	\$3.60

Demolition Permit Fees

One- and two-family dwellings and detached accessory buildings (per building).....	\$83.00
All other structures	\$204

Pre-demolition Inspection Fee

One- and two-family detached dwellings (per building).....	\$35
All other buildings (per building)	\$98

Sign Permit Fees

Combination and freestanding signs:	
Up to and including 20 square feet.....	\$131.00
And for each additional 20 square feet or fraction thereof.....	\$22.00
Flat wall signs:	
Up to and including 300 square feet.....	\$130.00
And for each additional 300 square feet or fraction thereof.....	\$22.00
Marquees.....	\$431.00
Roof Signs:	
For surface area not to exceed 300 square feet.....	\$431.00
And for each additional 300 square feet or fraction thereof.....	\$109.00
Temporary Signs (per sign, displayed less than 60 days).....	\$50.00

Outdoor Advertising Signs

*Fees calculated as required for freestanding signs (see above)

*Each face of such sign shall be calculated separately for permit fee calculations

Pre-permit inspection fee.....	\$311.00
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*Shall not apply as part of the sign permit fee



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Supplementary permit fees

Minimum fee assessed.....\$50.00

Partial Permit Fees

Minimum Fee.....\$77.00

Fast Track Fire Sprinkler Permit Fees

Issued prior to approval of plans.....\$74.00

Initial Construction Document Review Fees

Other than one- and two-family dwellings.....1/2 of the permit fee

Resubmittal construction document review fees

Resubmittal deficiencies.....1/8 of the total permit fee

Certified checklist omissions.....\$69.00

Maximum fee for one- and two-family dwelling plans\$28.00

Maximum fee for other than one- and two-family dwelling plans\$272.00

Changes to previously reviewed plans

Minor Reviews.....\$50

Major Reviews.....1/2 of initial construction document review fee paid

Scheduled express review fees:

One- and two-family dwellings.....\$28

All other structures.....\$69

*Fees are in addition to the required permit fees

*Eligibility is based on the complexity of the review and availability of staff

Priority Project Review Fee

Priority Status request.....2 times the permit fee assessed

*Eligibility is based on the complexity of the review and availability of staff

Master Plan Review without Permit Application

Without a corresponding permit application.....1/2 the normal permit fee

*Not applicable to future permit applications

Optional preliminary code review design meetings

One- and two-family dwellings.....No fee

Proposed design less than 20,000 square feet.....\$69

Proposed design 20,000 square feet to 40,000 square feet.....\$136

Proposed design more than 40,000 square feet.....\$205

Re-review and stamping of lost construction documents to replace applicant's reviewed field set of construction documents

Fee.....25% of the initial construction document review fee

Minimum fee.....\$50.00

Maximum fee.....\$518.00

*Such fees shall be in addition to other required fees

Stamping of additional sets of construction documents

Fee.....\$22 per set

Nighttime Building Permits

Fee.....\$63



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Occupant Load Certificate

Fee.....\$132.00

*Occupant load of a building or portion of building will be calculated and assessed

Replacement of Occupant Load Certificate or Certificate of Occupancy

Fee (per certificate).....\$33

Floodplain Certificate Fee

One- and two-family dwelling floodplain certificate.....\$50.00

Other than One- and two-family dwelling floodplain certificate.....\$103.00

Code compliance verification letter fee

Fee.....\$132.00

Address Change Processing Fee

One- and two-family detached family dwellings per building.....\$33.00

All other buildings (per building).....\$132.00

Expiration of Application

Fee.....1/2 the amount required for a new permit

*Provided no changes have been made or will be made in the original documents

*Provided that any suspension or abandonment of the work has not exceeded one year

Commencement of work without a permit

Fine.....Permit fee tripled

*This provision not to be construed as permission to begin work without permit unless

(1) In case of emergency as set forth in section 18-16(a)(1)b or

(2) In case the work is being done at one-family dwelling by owner/occupier and the permit is applied for before the end of the workday following notification.

Fee for certificate of occupancy

Fee for certificate of occupancy not related to work under a building permit. Where a certificate of occupancy is required other than in connection with work under a building permit, the person applying for the certificate shall, at the time of filing application therefore, pay to the building official a fee as required for a team inspection in section 18-20 (h). If it is determined that work requiring a permit is necessary for issuance of the certificate, this fee shall be applied toward the permit fee.

Temporary certificate of occupancy fees. When a temporary certificate of occupancy is requested by the applicant in connection with work under a building permit and conditions warrant issuance of a temporary certificate of occupancy pursuant to section 18-23(d) of this chapter, a fee shall be assessed according to the following schedule:

Residential one- and two-family dwellings:

1st temporary certificate.....No fee

2nd and subsequent certificates.....\$205

2nd and subsequent certificates when certificate is over 5 working days expired.....\$410

All other structures:

1st temporary certificate.....\$0

2nd and subsequent certificates.....\$410

2nd and subsequent certificates when certificate is over five working days expired.....\$820

*The Building Official is authorized to develop written procedures by which the renewal fee may be waived due to special circumstances.



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Fee refunds

Permit cancellation.....90% of the applicable fee

*Where no portion of the plan check or inspection work has commenced

*Must request in writing

*Full refund will be made when the fee was paid or collected in error

*No refunds for fees representing work done prior to the time of the fee refund request

*Request must be made within 180 days after the date of payment if no permit obtained

*Request must be made within 30 days after the permit is canceled or expired

Inspection fees

Underground spaces.....\$340.00

Certificate of inspection for elevators

First three floors (or 30 feet of travel).....\$125.00

Each additional 3 floors (or 30 feet of travel).....\$10.00

*Fees shall be remitted within 60 days of billing or no inspection or tests will be scheduled.

*Failure to remit these fees within the 60 days will result in a \$16 additional administrative fee associated with the cost of the re-billing process for each piece of elevator equipment being billed.

*All called-for inspections or tests to be performed by CPD inspectors shall be subject to a minimum fee of \$34 per each piece of elevator equipment scheduled for inspection and test, if the inspection test is not made or is not completed and the CPD inspector has appeared at the inspection test site, ready to inspect or observe the test, or the scheduled inspection and test is either canceled or rescheduled less than three working days prior to the scheduled date.

*Payment of fees associated with the failure to perform an inspection and test scheduled with CPD inspectors is the responsibility of the registered elevator contractor who scheduled the elevator equipment inspection and test.

*All fees outlined above are due and payable to CPD even when the inspection and testing is performed by a qualified person authorized by the enforcing authority.

Fee for follow-up inspection per state requirements

Fee.....\$67.00

*Pursuant to the Elevator Safety Act and Rules of the State of Missouri

*The fee shall be waived if the inspection is performed at the same time as a follow-up inspection

*The fee, when required, shall be paid before the follow-up inspection is performed.

Certificate of inspection for communication towers

Fee.....\$136.00

Certificate of inspection for multi-level parking station structures

Fee.....\$272.00

Re-inspection fees

Fee.....\$69.00

*Applies when work for an inspection is requested and is not complete when inspector arrives or when deficiencies identified on two previous inspection events have not been completed

Inspections outside of normal business hour fees

Fee.....\$55.00 an hour

Minimum fee.....\$220.00

*Includes travel time

*Based upon the nature of inspections requested and the availability of staff to perform the inspections

Team inspection fee

Buildings/projects less than 20,000 square feet.....\$276

Buildings/projects 20,000 square feet to 40,000 square feet.....\$366

Buildings/projects more than 40,000 square feet.....\$457



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Electrical service reconnect fee

Fee.....\$50.00

*When a request is made by a property owner for an inspection of an existing electrical service for the purpose of approving the electric utility connection

*If it is found that work requiring an electrical permit is required, this fee may be credited toward the permit fee

*Exception: reconnection of a service due to a fire occurring within the 90 days prior to the request

Code modification request fees

One- and two-family dwellings per dwelling unit.....\$49

All other structures per building or tenant space, whichever is greater.....\$103

When multiples of (1) or (2) above are submitted simultaneously for the same project, the maximum fee is ...\$545

Requirements contained in article XII, contractors, division 3, licensing.....\$49

Building and fire codes board of appeals fees

One- and two-family dwellings per dwelling unit.....\$49

All other structures per building or tenant space, whichever is greater.....\$103

When multiples of (1) or (2) above are submitted simultaneously for the same project, the maximum fee is \$545

Requirements contained in article XII, contractors, division 3, licensing.....\$49

Continuance requested by appellant.....1/2 of original filing fee.

Appeals of decisions on code modification requests.....No Fee

Special exception to issuance of floodplain certificate.....\$103

Contractor license fees

Contractor license application fee.....\$53

Quadrennial fees for contractor licenses.....\$167

Certificate of qualification application fee.....\$55

*Contractor license fees are not refundable

Certificate of qualification renewal fee

The quadrennial renewal fee for all certificates of qualification.....\$167

*The certificate fee shall be waived for employees of the City who work for the City as tradesmen or inspectors

*Certificates of qualification shall be issued at no charge for the first four years and shall be renewed every four years thereafter at the rate established by this code.

ENCROACHMENT FEES

Encroachment permit application fee

Fee.....\$136.00

Encroachment license fee

Fee.....\$58.00 annually plus \$0.58 per square foot of encroachment

Aerial or underground encroachments.....\$58.00 annually plus \$0.29 per square foot of encroachment

*Encroachments granted to the State of Missouri and the United States will not require payment of an encroachment fee because it is in the public interest to permit such encroachments without additional costs to these public entities.

The following permits are issued by City Planning and Development by agreement with the Public Works Department

Public sidewalk and drive approach fees for improved streets only

Interior Lots.....\$81

Corner Lots..... \$122

*Public sidewalk and drive approach permits may only be issued by CPD-DS with the building permit for a new residence

*Permits for work on unimproved streets must be obtained from the Public Works Department

*Permits for work in Boulevard or Parkway right-of-way must be obtained from the Public Works Department